

**Vickers Charles R. (DNREC)**

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**From:** Joe Wells [jwells@wellsrealty.com]  
**Sent:** Thursday, May 04, 2006 11:19 AM  
**To:** Vickers Charles R. (DNREC)  
**Subject:** comments on SRA maps, sussex parcel 2-30-13.00-136.00

**Attachments:** dnrec letter 050406watsonfarm.doc



dnrec letter  
050406watsonfarm...

Mr. Vickers,  
I have concerns about the intent of the SRA maps as it impacts the landowner's ability to utilize their property.  
I have an equity ownership interest in at least one such parcel designated on the proposed map. I am requesting that it be removed from the map, as I have no interest in donating or selling it to the State and it adjoins no State lands now.  
Please review the attached letter.  
thank you,  
Joe wells  
302 422 2400

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May 4, 2006

Mr. Charles Vickers  
Division of Parks and Recreation  
DNREC  
89 Kings Highway  
Dover, DE 19901

RE: State Resource Area Maps Comments  
Sussex County Tax Parcel No. 2-30-13.00-136.00, Watson Farm

Dear Mr. Vickers:

This correspondence is submitted with the intent that it be considered as part of the hearing record for The Open Space Council's and/or DNREC's adoption of the proposed State Resource Areas and Natural Areas maps. I am the equitable owner the above cited parcel. The parcel is currently under contract to Joseph W. Wells. I am currently in the process of pursuing Sussex County subdivision approval for the parcel. The interactive maps located at <http://www.dnrec.delaware.gov/GI/GISRAMaps.htm> indicate that the Open Space Council and/or DNREC propose to identify all, or a portion, of this property as a State Resource Area and/or a Natural Area. This designation may be new or may be a continuation of what was already in previous maps. The wooded portion of the property is designated on said map. This area may well become open space within the subdivision plan as it evolves. A portion is wetlands, upon which development is already restricted.

It is my understanding that the legal authority cited by the Open Space Council and/or DNREC for the adoption of amended maps is Title 7 Chapter 75, Delaware Land Protection Act. These comments are based in large part on exactly what authority is provided by that Act. Therefore, it is appropriate to review what the Act actually states.

Section 7502, entitled "Declaration of policy," states in part:

"The General Assembly finds that:

- (6) It is the public policy of the State and its political subdivisions that preservation of open spaces shall be accomplished through the acquisition of interests or rights in real property, or donation of said lands, and that said acquisition constitutes a public purpose for which public funds have been expended or advances and should be continued."

Section 7503, entitled "Purpose" further states in part:

"(a) State agencies may acquire any interest in real property for the following purposes, to carry out and expand on the intent of the conservation program described in Volume 65, Chapter 212 of the Laws of Delaware:"

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“(b) State agencies may acquire property or rights in real property pursuant to this chapter by the use of direct acquisition for cash, by purchase money mortgage, by installment sale or by other methods or incentives as determined by the Secretary after consultation with the Secretary of Finance. State agencies shall not exercise the "right of eminent domain" to carry out the provisions of this chapter.”

Section 7504, entitled “Definitions” further states in part:

“(8) "Permanent protection" means the acquisition by purchase, gift, grant, bequest, devise or otherwise the fee or any lesser interest, development right, easement, covenant or other contractual right in real property in perpetuity necessary to achieve the purposes of this chapter.”

“(9) "Project" means the planning for, and the acquisition and development of property, undertaken to achieve the purposes of this chapter.”

As eventual owner of the above cited tax parcel, I have no intention of selling, gifting, granting, bequesting or otherwise providing any State Agency any interest in the real property to achieve the purposes of Title 7 Chapter 75. That being the case, there is no legal basis provided by Title 7 Chapter 75 for either the Open Space Council and/or DNREC to identify any portion of this parcel in the amended maps as State Resource Area and/or Natural Area. Therefore, I specifically request that all indications of State Resource Areas and/or Open Space areas be removed from the above cited parcel prior to the adoption of the amended maps.

Sincerely:

Joseph W. Wells  
501 Point Drive  
Milford, De. 19963